

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 17, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 17, 2013 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: Edwin S. Greenberg, Chairman
John P. Valengavich

Staff Present: Brian A. Dillon, Director

Vice-Chairman Millstein called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF June 10, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of June 10, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-126 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DoAG/DoAG
Lessee: The Farmer's Cow, LLC
Property: Connecticut Regional Market, 101 Reserve Road, Hartford, CT
Project Purpose: Connecticut Marketing Authority Stall Lease at the Regional Market
Item Purpose: Agreement for the rental of stalls A-38 through A-41 comprising approximately 8,640 SF in total for a 3-year term with one 3-year renewal. The stalls shall be used for the wholesale selling of produce, fruit, dressed poultry, meats, eggs and other agricultural commodities.

SPRB staff reported that the Hartford Regional Market ("Market") is a State owned and operated non-profit facility created by the State Legislature to promote State agricultural products for the economic benefit of agricultural producers and public through the development of existing farmers' market facilities, including land and buildings by purchase and/or construction. The Market runs under the aegis of the CMA, the Connecticut Market Authority. CGS 22-64 authorizes the CMA to lease land or markets

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, June 17, 2013

Page 2

under its control, subject to the approval of the State Properties Review Board. Currently the CMA is preparing 3 year leases, with one 3 year renewal option for 76 wholesale stalls in Buildings A, B & C. The CMA has established a rental rate of \$4.27/SF for stalls in Buildings A & C; and \$4.07/SF for Building B due to a loss of functional utility caused by a ground lease at the rear of Building B. The CMA submittal measures a typical stall as 24' x 90' = 2,160 SF. The rate is scheduled to increase by 3% for renewal term 2016 thru 2018. Staff reported that the Department of Agriculture, has submitted the The Farmer's Cow, LLC lease to the Board for approval. This lease is consistent with all of the other submittals to date and since all the required documentation has been submitted, SPRB staff recommended approval of the lease.

PRB # 13-127 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 036-179-009
Grantor: Joseph Peccerillo et al.
Property: 71 Westfield Avenue, Ansonia
Project Purpose: Route 8 Interchange 18 New Northbound Ramp Project
Item Purpose: Administrative settlement for the acquisition of 0.16+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

SPRB staff reported that this project consists of a new northbound on-ramp from Division Street (Interchange 18) including modifications to Westfield Avenue. The project will also be adding turning lands and modify the signalization of Division Street with Seymour Avenue/Wakelee Avenue. The estimated total project cost (2010) is \$4,750,000. For rights of way, the project requires 6 partial takings and 1 total taking. DOT proposes to conduct a total take of the Grantor's residence, comprising of .16 acre of land, more or less, improved with a 1,056 SF owner-occupied single family residence. The property is located in a residential zone on the west side of Westfield Avenue and the east side of the Route 8 corridor.

Mr. Pepe provided the Board with his observations during his recent site inspection of the property. Mr. Pepe commented that the current area of this taking is now comprised of a variety of mixed-use developments and is no longer a typical residential neighborhood. Mr. Pepe concurred with the need to acquire the entire parcel based on his observations of the project area and also stated that these improvements should ease the congestion of local traffic looking to access Route 8 in this area.

DOT Appraiser Thomas Fox completed the appraisal report (2/22/2013) of the five room Cape style home. Based on sales of three comparable Ansonia residences, he concluded a value of \$165,000. The Grantor purchased the property in 2006 for \$215,000. As of April 2013, the current mortgage balance to Wells Fargo is \$207,985. The DOT proposes to compensate the Grantors in an amount equal to their outstanding mortgage balance. SPRB Staff recommend approval of the submittal.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 13-130 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-T-602 **Origin/Client:** DCS/DEEP
Contract: BI-T-602-ARC Commission Letter #1

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, June 17, 2013

Page 3

Consultant: Ames & Whitaker Architects, P.C.
Property: Sherwood Island State Park, Westport
Project Purpose: Main Pavilion Improvements Project
Item Purpose: Commission Letter #1 to compensate the consultant for additional services required for the design and installation of a photovoltaic system to the Sherwood Island Pavilion.

SPRB staff reported that the project involves the overall renovation of all interior and exterior finishes and fixtures associated with the Main Pavilion. The project scope also includes roof repair/replacement, reconfiguration of the existing kitchen storage space, expansion of the outdoor public picnic area, heated off-season restroom facilities and improved pedestrian access from the main building to the parking area. The goal of the project is to emphasize water conservation, environmentally friendly products, energy efficiency and also consistency with the historic architectural standards of the structure. The State Historic Preservation Office will be tasked with reviewing the plans for consistency with historic preservation standards for the building era.

Commission Letter #1 – shall compensate the consultant for additional services as required for the design and installation of a photovoltaic system to the Sherwood Island Pavilion. The design concept is intended to include the installation of a 6.9-Kilowatt system which will be tied to the facilities electrical system. The design shall include the layout of electrical system requirements, roof penetration details and any minor structural modifications if required.

SPRB Staff commented that while the overall fee appears to be within the established guideline rates for this renovation project; it is recommended that SPRB suspend approval of this contract until all the required documents related to the consultant's proposal have been submitted by DCS to SPRB review.

OTHER BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to approve Mr. Pepe's site inspection related to PRB File #13-127. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #13-126- Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-126. The motion passed unanimously.

PRB FILE #13-127- Mr. Pepe moved and Mr. Josephy seconded a motion to approve PRB File #13-127. The motion passed unanimously.

PRB FILE #13-130- Mr. Norman moved and Mr. Pepe seconded a motion to suspend PRB File #13-130 until all the required documents related to the consultant's proposal have been submitted by DCS to SPRB review. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary